

**MANSFIELD TOWNSHIP LAND USE BOARD  
SEPTEMBER 17, 2018  
MINUTES**

Official notice of the time, date and location of this regular public meeting, where formal action may or may not be taken, was given by publication in The Express Times. In addition, notice of this meeting was posted on the bulletin board in the Municipal Building, publishing on the Municipal web site, and given to the Township Clerk.

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Vice Chairman Vaezi at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Present: Farino, Hayes, Spender, Jewell, Keggan, Vaezi

Alternates present: Creedon, Cruts, Petteruti

Absent: Hight, Barton, Minter

Also present: William Edleston, Esq.; Chris Kastrud, P.E.

Pledge of Allegiance was recited by all.

**MOTION** was made by **HAYES** to approve the minutes of the July 16, 2018 meeting minutes.

**SECONDED: JEWELL**

Those in favor: Farino, Hayes, Spender, Jewell, Keggan, Creedon, Cruts, Petteruti

Opposed: None.

Abstain: Vaezi.

Absent: Hight, Barton, Minter

RESOLUTIONS: None

APPLICATIONS:

Case 17-06 - Mansfield Commons II – Amended Preliminary and Final Site Plan and Bulk Variances - prior Resolution Abandonment

Mr. Kastrud, P.E. spoke regarding the applicant having submitted a zoning application to lease the space to an educational Mathnasium, which no longer requires the previously approved drive through. Based on the prior Resolution, even if the business is a

permitted use in the zone it would have to come through the Board again, which their attorney objected to and decided they would just abandon the prior approval.

**MOTION** was made by **CREEDON** to approve the abandonment of the prior drive through approval, without prejudice.

**SECONDED: HAYES**

Those in favor: Farino, Hayes, Spender, Jewell, Keggan, Creedon, Cruts, Petteruti, Chairman Vaezi

Opposed: None.

Abstain: None.

Absent: Hight, Barton, Minter

Mr. Edleston, Esq. was instructed to send a letter regarding the approval of the abandonment instead of an approving Resolution.

Mr. Kastrud stated he has already approved their Mathnasium zoning application.

Case 16-02 – Brinkerhoff Enterprises - Major Subdivision – Block 1201 Lot 22 - Time Extension

Mr. Alan Lowcher, Esq. and Peter Aliman were present for the applicant.

Mr. Lowcher, Esq. requested the Board grant an extension of time to satisfy the final conditions of approval. Once the bond estimate is finalized the developer agreement can be finished and then have the final plat signed. These items are all hinged on whether a traffic calming device is required and the creation of a homeowners association to maintain the detention basin.

[Mr. Creedon recused himself]

Mr. Vaezi mentioned that there was significant public concern regarding a through street to Brantwood Terrace and the need for a traffic calming device which should not be forgotten about.

Mr. Jewell noted that the devices in Kensington caused heavy truck and plow damage during a snowstorm.

Mr. Aliman pointed out that this area is not a long straight away.

Mr. Farino asked suggesting talking to the police department to put stop signs at Walter Terrace and Brantwood Terrace to address the traffic calming issue.

Mr. Hayes also suggested stop lines and/or stop ahead signs.

Mr. Kastrud confirmed that the Board is comfortable with removing the outer portions of the existing cul-de-sac and blend the existing roadway into the new parcel with a three way stop at the intersection.

Chairman Vaezi opened the floor to the public.

Mr. Creedon spoke regarding the safety of the children on bikes, skates and skateboards.

Chairman Vaezi closed the public portion.

**MOTION** was made by **HAYES** to grant a time extension to June 30, 2019

**SECONDED: SPENDER**

Those in favor: Farino, Hayes, Spender, Jewell, Keggan, Cruts, Petteruti, Chairman Vaezi

Opposed: None.

Abstain: None.

Absent: Hight, Barton, Minter

DISCUSSION/CORRESPONDENCE

Mr. Jewell spoke regarding the recent Master Plan Re-Exam Subcommittee meeting with the new Planner, Dan Bloch. Items discussed were an updated list of preserved farms, historic sites, and potential change of use for the church across from old Anderson Hotel, and some small industrial lots that back up to the railroad tracks towards Washington.

Mr. Creedon stated a report will be provided.

Mr. Edleston, Esq. stated within the Municipal Services Act Law in 1989 if the Township does not provide street lighting and other services to a qualified private community then they have to reimburse them that cost.

Mr. Petteruti noted that there is an ordinance that requires certain lighting levels which he didn't believe is enough and requested it be reviewed.

Several Board members pointed out that our existing developments have no lights. The Brinkerhoff was approved with no lights and Meadows has already been approved as is.

OLD BUSINESS

Ms. Griffith stated the Accessory Structure ordinance just needs the 3% calculation added before it can be introduced.

Mr. Hayes mentioned the Meadows water tanks for fire protection are on site but are not filled or connected and have no fire company access.

Mr. Kastrud suggested withholding Cos.

Mr. Creedon heard there may be some big development on Kings Highway and the traffic onto Route 57 will be a mess.

INVOICES

Maser Consulting, P.A.

Invoice 471759	Joseph Layton - Master Plan Re-exam	\$2,956.25
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William Edleston, Esq.

Invoice 783	Brinkerhoff/Airport Road Estates	\$120.00
Invoice 784	<u>Meadows at Mansfield</u>	\$200.00
Invoice 785	Mansfield Commons II	\$80.00
Invoice 786	9/17 meeting attendance	\$250.00

GRAND TOTAL	\$3,606.25
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**MOTION** was made by **CREEDON** to authorize payment by the Township Committee of the invoices submitted by the professionals.

**SECONDED: SPENDER**

ADJOURNMENT

Chairman Vaezi adjourned the meeting at 8:45 pm